

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JUNE 20, 2023 – 7:00 PM
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** David North - Vice Chair, Darwin Bettmann, Dale Kurth, Patrick Keatts, James Meyers, County Commissioner Mike Gage, and Stan Beckler-Chairman.
- III. **Approval of June 20, 2023, Agenda:** Motion: 1st _____ 2nd _____
- IV. **Approval of May 16, 2023, Minutes:** Motion: 1st _____ 2nd _____

ZONING BOARD OF ADJUSTMENT

- V. **Old Business:**
 1. **Sign-up sheet:** On the table by the door entrance, and you can clearly mark YES or NO if you want to speak to the Board on any Agenda Item.
 2. **Permits:** Anyone present that has submitted a Variance Request or Conditional Use Petition to the Zoning Board of Adjustment (BOA) is still required to get their required PERMITS from the Zoning Office before starting their project if their Petition gets approved. Penalties may be assessed per Ordinance when starting projects without proper permits in place.
 3. **Tabled Item from May 16, 2023 Meeting:**
Conditional Use Permit (CUP) in a Mini-Agriculture District (M-AG) described as Lot 2, “Fulker’s Homestead Subdivision” in the SE1/4 of Section 22-T123N-R64W of the 5th P.M., Brown County, South Dakota (38390 133rd Street; Aberdeen Twp.).
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
 1. **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as Lot 1, “North Ten” in the SW1/4 of Section 13 & the SE1/4 of Section 14-T124N-R64W of the 5th P.M., Brown County, South Dakota (12676 387th Avenue; Lincoln Twp.).
 2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1A, “Layne Howard First Addition” in the S1/2 of the SE1/4 of Section 28-T124N-R60W of the 5th P.M., Brown County, South Dakota (40854 129th Street; Riverside Twp.).

3. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the SE1/4 of Section 21-T123N-R64W, Except Lot 1, “Hedges First Addition” and Land Deeded of the 5th P.M., Brown County, South Dakota (38451 Highway 12 West; Aberdeen Twp.).
4. **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as a portion of the SW1/4 of Section 19-T124N-R64W east of a line extending north from the NW corner of Lot 100 and west of a line extending north from the NE corner of Lot 100, “Miller’s Richmond Lake Subdivision” north of road of the 5th P.M., Brown County, South Dakota (382226 Spillway Drive; Lincoln Twp.).
5. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, “T Erickson Addition” in the NW1/4 of Section 29-T122N-R62W of the 5th P.M., Brown County, South Dakota (140th Street & 395th Avenue; Gem Twp.).

VII. Other Business:

Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission

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PLANNING COMMISSION

I. Old Business:

II. New Business: *Brown County Planning/Zoning Commission as [Planning Commission](#).*

10. **Rezone Petition** for a property described as The N 333’ of Outlot 3, “Levey’s Outlots” and the E1/2 of the S1/2 of Outlot 2, “Levey’s Outlots” in the SE1/4 of Section 24-T123N-R65W of the 5th P.M., Brown County, South Dakota (13371 382nd Avenue; Mercier Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezone Petition** for a property described as Lot 2, Block 2, “Moulton’s First Subdivision” in the SE1/4 of Section 2-T122N-R64W of the 5th P.M., Brown County, South Dakota (13671 387th Avenue; Warner Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

- 12. Rezone Petition** for a property described as Lot 1, “North Ten” in the SW1/4 of Section 13 & the SE1/4 of Section 14-T124N-R64W of the 5th P.M., Brown County, South Dakota (12676 387th Avenue; Lincoln Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 13. Rezone Petition** for a property described as Outlot C, “Engel Subdivision” in the NE1/4 of Section 18-T124N-R63W, Except Sulzle Outlots A & B, of the 5th P.M., Brown County, South Dakota (12643 389th Avenue; Ordway Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 14. Preliminary & Final Plat** for a property described as “Layne Howard First Addition” in the S1/2 of the SE1/4 of Section 28-T124N-R60W of the 5th P.M., Brown County, South Dakota (40854 129th Street; Riverside Twp.).
- 15. Preliminary & Final Plat** for a property described as “Ludwig Second Subdivision” in the SE1/4 of Section 33-T124N-R64W of the 5th P.M., Brown County, South Dakota (12955 & 12977 385th Avenue; 38498 130th Street; Lincoln Twp.).
- 16. Preliminary & Final Plat** for a property described as “T Erickson Addition” in the NW1/4 of Section 29-T122N-R62W of the 5th P.M., Brown County, South Dakota (140th Street & 395th Avenue; Gem Twp.).
- 17. Preliminary & Final Plat** for a property described as “Mary Cutler’s Second Subdivision” in the SW1/4 of Section 10-T123N-R63W of the 5th P.M., Brown County, South Dakota (908 & 1012 Cutler Road)
- 18. Setback Ordinance**

III. **Other Business:**

IV. **Motion to Adjourn:** 1st _____ 2nd _____